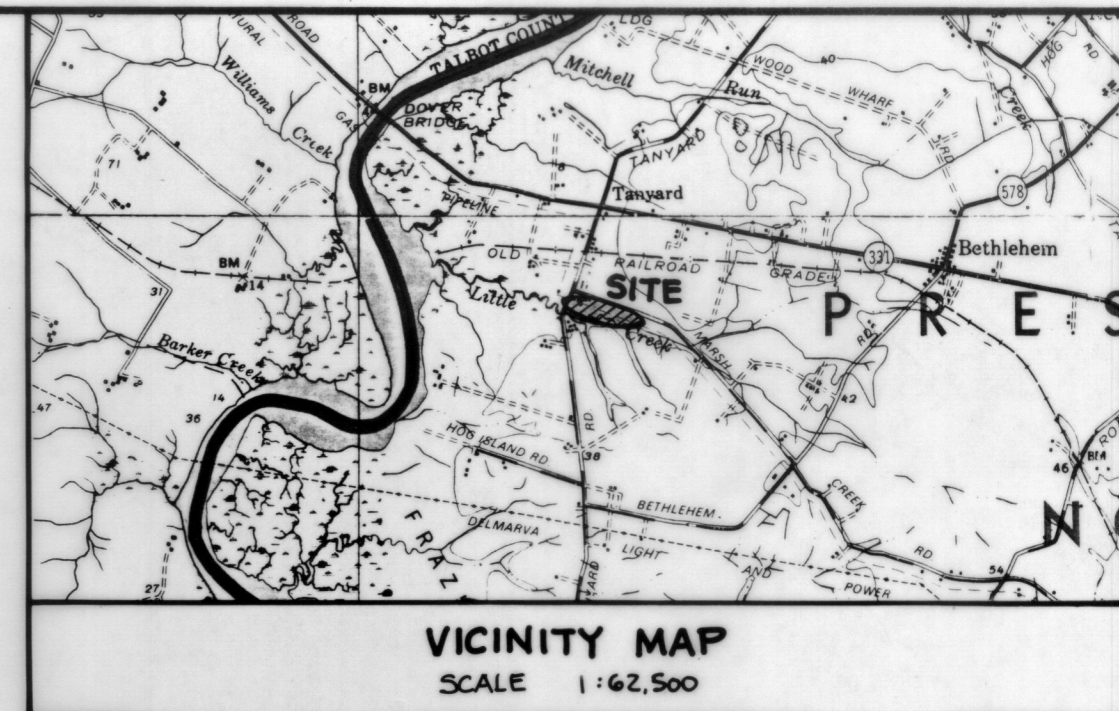


DEVELOPMENT OF THESE LOTS IS SUBJECT TO THE STATE AND LOCAL CHESAPEAKE BAY CRITICAL AREAS REGULATIONS.



**McCRONE**  
ENGINEERS ■ PLANNERS ■ SURVEYORS  
ANNAPOLIS, MARYLAND

| DATE     | SCALE   | JOB NO.   | DRAWN BY | FOLDER REF. | APPROVED | REVISION |
|----------|---------|-----------|----------|-------------|----------|----------|
| 10/30/92 | 1"=500' | 502213327 | CLH      | 13327       | D.R.J.   |          |

**SUBDIVISION**  
OF THE LANDS OF THE ESTATE OF  
**LENA M. THOMAS & JAMES M. THOMAS**  
FOURTH ELECTION DISTRICT  
CAROLINE COUNTY, MARYLAND  
FOR: SANDRA CHANCE

**SHEET NO. 1 OF 1**  
FILE NO. 13327

**GENERAL NOTES**

- NO OTHER LOTS HAVE BEEN SUBDIVIDED AND/OR CONVEYED FROM THIS ORIGINAL TRACT AND/OR PARCEL AFTER NOVEMBER 30, 1972.
- OWNERS/SUBDIVIDERS: SANDRA CHANCE - PERSONAL REPRESENTATIVE OF THE ESTATE OF LENA M. THOMAS AND JAMES M. THOMAS  
ROUTE 2 BOX 130-E  
PALMERS MILL ROAD  
HURLOCK, MARYLAND 21643
- CMS DENOTES CONCRETE MONUMENT SET.
- IRCS DENOTES IRON ROD WITH CAP SET.
- THE ZONING CLASSIFICATION IS "R-1" (SINGLE FAMILY RESIDENTIAL).
- THE MINIMUM LOT SIZE ALLOWED IS 20,000 SQUARE FEET.
- THE BUILDING RESTRICTION LINES SHOWN HEREON ARE MINIMUM:

|                    |          |
|--------------------|----------|
| FRONT YARD         | 30 FEET  |
| SIDE YARD          | 15 FEET  |
| REAR YARD          | 25 FEET  |
| M.H.W.             | 100 FEET |
| NON-TIDAL WETLANDS | 25 FEET  |
- THERE ARE NO WELLS OR SEPTIC SYSTEMS WITHIN 100 FEET OF THE PROPERTY LINES EXCEPT AS SHOWN HEREON.
- THE PROPERTY APPEARS TO BE LOCATED IN FLOOD HAZARD ZONES "A" AND "C" PER F.I.R.M. 240130 0305 B DATED OCTOBER 15, 1980 FOR CAROLINE COUNTY, MARYLAND.  
THE FLOOD LINE DEPICTED HEREON IS SCALED FROM EXISTING PLANIMETRIC DETAIL, AND IS THEREFORE APPROXIMATE.
- THIS SUBDIVISION MAY CONTAIN WETLANDS REGULATED UNDER COMAR 08.05.04; THE FEDERAL WATER POLLUTION CONTROL ACT, SECTION 404; OR THE RIVERS HARBORS ACT, SECTION 10.
- THE NON-TIDAL WETLANDS AS SHOWN HEREON WERE FIELD LOCATED ON SEPTEMBER 1, 1992.
- THIS PLAT WAS PREPARED WITHOUT BENEFIT OF REVIEW OF AN ABSTRACT OF TITLE.

THIS SUBDIVISION IS APPROVED FOR INTERIM INDIVIDUAL WATER AND SEWERAGE SYSTEMS AND THEIR USE IS IN ACCORDANCE WITH THE CAROLINE COUNTY COMPREHENSIVE WATER AND SEWERAGE PLAN. THE WATER SUPPLYING THE WELLS SHALL BE FROM THE CHOPTANK AQUIFER, APPROXIMATELY 170 FEET DEEP OR DEEPER BELOW THE GROUND LEVEL OR SOME DEEPER CONFINED AQUIFER. THE APPLICANTS OR ANY FUTURE OWNER(S) MUST DISCONTINUE USE OF THESE INDIVIDUAL SYSTEMS AND CONNECT TO THE COMMUNITY SYSTEMS WHEN THEY BECOME AVAILABLE. THE LOTS HEREON ARE APPROVED BY THE CAROLINE COUNTY HEALTH DEPARTMENT.

*[Signature]*  
CAROLINE COUNTY HEALTH OFFICER  
*[Signature]*  
CAROLINE COUNTY ZONING ADMINISTRATOR

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE FINAL PLAT SHOWN HEREON IS CORRECT. IT IS A SUBDIVISION OF THE LANDS AS CONVEYED BY LENA M. THOMAS AND JAMES M. THOMAS BY DEED DATED NOVEMBER 28, 1983 AND RECORDED IN THE LAND RECORDS OF CAROLINE COUNTY, MARYLAND IN LIBER 219, FOLIO 291, AND THAT THE REQUIREMENTS OF THE CAROLINE COUNTY SUBDIVISION REGULATIONS AND THE ANNOTATED CODE OF MARYLAND, REAL PROPERTY ARTICLE, SECTION 3-108, AS ENACTED OR AMENDED, SO FAR AS THEY MAY CONCERN THE MAKING OF THIS PLAT AND THE SETTING OF MONUMENTS AND MARKERS HAVE BEEN COMPLIED WITH.

*[Signature]*  
DAVID R. JOINER  
PROPERTY LINE SURVEYOR NO. 414  
McCRONE, INC.  
8133 ELLIOTT ROAD  
SUITE 200  
EASTON, MARYLAND 21601

DATE: 12/18/92  
DATE: 12/18/92

I, SANDRA CHANCE, PERSONAL REPRESENTATIVE OF THE ESTATE OF LENA M. THOMAS, CONSENT TO AND ADOPT THIS PLAN OF SUBDIVISION AND ESTABLISH THE MINIMUM BUILDING RESTRICTION. WE HEREBY DEDICATE TO PUBLIC USE ALL ROADS, STREETS AND OPEN SPACE SHOWN HEREON, UNLESS OTHERWISE NOTED ON THIS PLAT. WE CERTIFY THAT THERE ARE NO SUITS, ACTIONS OF LAW, LEASES, LIENS, MORTGAGES, TRUSTS, EASEMENTS OR RIGHTS-OF-WAY AFFECTING THE PROPERTY INCLUDED IN THIS PLAN OF SUBDIVISION EXCEPT AS HEREIN INDICATED.

AND THAT THE REQUIREMENTS OF THE ANNOTATED CODE OF MARYLAND, REAL PROPERTY ARTICLE, SECTION 3-108, AS ENACTED OR AMENDED SO FAR AS IT MAY CONCERN THE MAKING OF THIS PLAT AND THE SETTING OF MONUMENTS AND MARKERS HAVE BEEN COMPLIED WITH TO THE BEST OF OUR KNOWLEDGE.

*[Signature]*  
SANDRA CHANCE

THE OWNER HAS SWORN TO AND SUBSCRIBED BEFORE ME THIS DAY OF November 1992.  
*[Signature]*  
NOTARY PUBLIC  
Talbot Co., MD  
My Comm. Exps. 1/1/96

